

**Village of Cold Spring
Code Update Committee
April 6, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, April 6, 2016 at 7:03 PM at Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Paul Henderson, Donald Mac Donald and Ethan Timm; Trustee Marie Early. Norah Hart was absent. Ms. Bachan had to leave at 8pm for an HDRB workshop.

1.Call to Order: Trustee Early opened the meeting by stating that there are 77 slips at the Cold Spring Boat Club and that a definition of live/work units had been circulated.

2.Approval of Minutes

Mr. Henderson made a motion to approve the March 16, 2016 minutes; Ms. Bachan seconded the motion. The minutes were approved by those present with Mr. Timm abstaining – he was not in attendance at the Mar. 16 meeting. Ms. Bachan identified an incorrect date in the March 30, 2016 minutes. Mr. MacDonald made a motion to approve the March 30 minutes as amended; Mr. Henderson seconded the motion. The motion was approved unanimously.

3.Permitted Uses

This topic was placed on the agenda in error.

4. Home Occupations

Mr. Fink's memo on home occupations was discussed. The memo reiterates that the NYS Residential Building Code prohibits home occupations in accessory buildings. The Village Code contains a definition of "Accessory Use" which is further defined relative to home occupations. It was agreed that the definition of "accessory use" should delete the sentence "In buildings restricted to residence use, the office of a professional man, customary home occupations and workshops not conducted for compensation shall be deemed " since "accessory use" can apply to residential, commercial or industrial use. A new definition of "Accessory Use" was agreed upon – "An accessory use is a use that is incidental to and customarily found in connection with the principal use. An accessory use must be conducted on the same zoning lot as the principal use to which it is related unless the district regulations permit another location for the customary use for the lot."

The committee discussed performance standards for home occupations. The standards that were agreed to were: no employees, no exterior signs although a nameplate is acceptable; no exterior storage; no on-premise sale of goods; no use, which is noxious or offensive by reason of emission of odor, dust, noise, smoke, gas, fumes or radiation or which presents a hazard to public health or safety; no vibrations; no more than 4 trips (combined pick up, drop off, visit, etc.) per day; no person other than a member of the family residing on the premises involved in the home occupation. These standards apply to the entire lot whether it be a one family or multi-family lot. As examples, if the lot is in the R-1 district and there is an accessory apartment on the lot, the performance standard of no more than 4 trips applies to the entire lot; if the lot is in the R-3 district, the performance standard of no more than 4 trips applies to the entire lot. There will be no need for a tiered system.

5.Overnight Accommodations

Mr. Fink is in the process of developing a report on hospitality. It is expected that that report will be available prior to the next meeting at which time the topic will be discussed.

6. Process for May, 2016 Public Meeting

Mr. MacDonald received positive feedback on his approach of “What, Why, Where, How”. Visuals will be most helpful to illustrate the concepts; potential visuals for different topics were discussed. The common approach of answering the 4 questions will also be used. Each committee member will develop 2 topics (out of the 10 topics). Mr. MacDonald will develop accessory apartment and habitable floor area; Mr. Henderson will develop home occupations and permitted uses; Mr. Timm will develop waterfront recreation and detached garage; Ms. Hart was assigned parking. (Subsequent to the meeting, Ms. Hart agreed to develop parking and overnight accommodations and Ms. Bachan agreed to develop Main Street Shop Front Buildings and accessory buildings.) For each topic, committee members should develop only 3 high priority elements (sub-topics). The zoning map can be used as a common thread during the presentation to illustrate the areas of the village affected.

There was discussion on the mechanics of building the presentation utilizing Mr. Timm’s Google docs approach with Mr. MacDonald’s Keynote tool, and how versioning of the materials could be handled. Mr. Timm volunteered to coordinate and maintain the master document ; Mr. MacDonald will create the Keynote materials which Mr. Timm will import into Google docs. Mr. Timm will put the latest Village Code wording onto Google docs. Ms. Early explained the layout of the distributed document which contains the old Village Code and the changed Village Code; this document will be a reference document which would be handed out at the public meeting.

7. Parking continued

This topic will be discussed in the next meeting.

8. Public Comment

Mr. James Hartford asked if the committee had considered the 2030 Challenge. He was told that one of the topics would be Green Building Standards but in all likelihood that topic would not be discussed this year – it would be a 2017 topic. There was further discussion about potentially addressing this in the area and bulk discussion which will occur before Green Building Standards – particularly when the issue is the installation of outside insulation.

9. Old Business

10. New Business

The next meeting will be April 20, 2016.

Mr. Timm moved to adjourn the meeting and Mr. Henderson seconded the motion. The meeting adjourned at 9:10P.M.

Respectfully submitted by
Marie Early

